



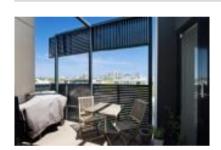


Rooms:

**Property Type:** Apartment Agent Comments

Indicative Selling Price \$395,000 Median Unit Price March quarter 2017: \$582,500

# Comparable Properties



302/45-49 York St RICHMOND 3121 (VG)

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**-**

Price: \$425,000 Method: Sale Date: 23/12/2016

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments



112/45-49 York St RICHMOND 3121 (VG)

1 1



**₽** -

Price: \$410,000 Method: Sale Date: 28/02/2017

Rooms: -

Property Type: Strata Unit/Flat

**Agent Comments** 



G04/8 Garfield St RICHMOND 3121 (REI)

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**6** 1

**Price:** \$391,000 **Method:** Private Sale **Date:** 20/05/2017

Rooms: -

Property Type: Apartment

**Agent Comments** 

Account - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155





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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property of	ffered fo	or sale
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Address	106/45 York Street, Richmond Vic 3121
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

#### Median sale price

Median price \$	582,500		Unit X	Su	ıburb	Richmond
Period - From 0	1/01/2017	to	31/03/2017	Source	REIV	,

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
302/45-49 York St RICHMOND 3121	\$425,000	23/12/2016
112/45-49 York St RICHMOND 3121	\$410,000	28/02/2017
G04/8 Garfield St RICHMOND 3121	\$391,000	20/05/2017



